



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೪ಎ Part - IVA	ಬೆಂಗಳೂರು, ಗುರುವಾರ, ೦೩, ಏಪ್ರಿಲ್, ೨೦೨೫(ಚೈತ್ರ, ೧೩, ಶಕವರ್ಷ, ೧೯೪೭) BENGALURU, THURSDAY, 03, APRIL, 2025(CHAITHRA, 13, SHAKAVARSHA, 1947)	ಸಂ. ೨೧೦ No. 210
------------------------	--	--------------------

GOVERNMENT OF KARNATAKA

No. UDD 78 MNJ 2024 (E)

Karnataka Government Secretariat
Vikasa Soudha,
Bengaluru, Dated: 02.04.2025

NOTIFICATION-I

Whereas the draft to amend the Zonal Regulations of Revised Master Plan-2015 of the Local Planning Area of Bengaluru, in exercise of the powers conferred under Section 13-E of Karnataka Town and Country Planning Act, 1961, which the Government of Karnataka proposes to make was published in Notification-I No. UDD 78 MNJ 2024 (E), dated: 04.01.2025 in part-IVA of the Karnataka special Gazette dated: 04.01.2025 inviting objections and suggestions from all persons likely to be affected thereby within thirty days from the date of its publication in Official Gazette.

And whereas the said Gazette was available to the public on 4th January, 2025 and whereas the objections received have been considered by the State Government.

And whereas in exercise of the powers conferred by Section 13E of the Karnataka Town and Country Planning Act, 1961, (Karnataka Act 11 of 1963), the Government of Karnataka published the final regulations Notification-I No. UDD 78 MNJ 2024 (E), dated: 21.02.2025 in Part IVA of the Karnataka Gazette Extraordinary No. 117, dated: 25.02.2025.

And whereas the provisions of the said Notification since not operated by the concerned authorities and after taking into consideration the administrative convenience, the State Government has decided to withdraw Notification-I No. UDD 78 MNJ 2024 (E), dated: 21.02.2025 issued in this behalf with effect from 25.02.2025.

Now therefore, in exercise of powers conferred by the section 13E of the Karnataka Town and Country Planning Act, 1961, (Karnataka Act 11 of 1963), the Government of Karnataka hereby makes the following regulations with effect from 25.02.2025, namely:-

REGULATIONS

Insertion of Chapter 11: In the zonal regulations of the approved Revised Master Plan-2015 of the Local Planning Area of Bengaluru in force, after Chapter 10, the following chapter 11 shall be inserted namely:-

CHAPTER – 11: PREMIUM F.A.R GRANTED BY LEVY OF PREMIUM CHARGES.

1. The Premium F.A.R by levy of premium charges is the additional F.A.R granted over and above the ordinarily permissible F.A.R, on the basis of levy of premium charges by the Authority who accords permission for development of building or land under section 15 of the Karnataka Town and Country Planning Act, 1961, and in the areas as specified under regulation 2 below.
2. The maximum additional FAR available for utilization for development of additional area in any property by purchase of Premium FAR shall be not more than the maximum extent given in the table below and only on such roads and areas as given in table below:

Provided that in order to utilize the full extent of the additional FAR, the Premium FAR shall be utilized along with the DRCs/TDRs issued under section 14B, as per table given below:

Table No.27

Areas as defined by the Road Width where Premium FAR may be issued (m)	Maximum permissible additional F.A.R for a property for which Premium F.A.R by levy of charges is granted	How the maximum allowed additional FAR in Col (2) should be availed as shown below	
		Maximum additional F.A.R via Premium F.A.R which may be granted by levy of charges	The additional F.A.R which may be availed using D.R.C / T.D.R alongwith the Premium FAR
(1)	(2)	(3)	(4)
>9, <=12	0.2	0.2	NIL
>12, <=18	0.4	0.3	0.1
>18	0.6	0.4	0.2

- Entries in column (2), (3) and (4) are in multiples of permissible FAR.

NOTE 1: If Premium FAR is used for a property then as per above table the maximum permissible additional FAR shall be as per Col (2) and the said maximum additional F.A.R should be taken subject to maximum limit on Premium F.A.R as per Column (3) and anything more than that should be utilized from the D.R.C/T.D.R.

Note 2: The maximum additional FAR allowed for a given building site shall not be more than 60% of the regular FAR otherwise allowed free of cost. This could be availed either as combination of Premium FAR and TDR/ DRC as given in Table above or purely through purchase of the DRC/ TDR.

3. The Premium FAR shall be granted by the Bruhat Bengaluru Mahanagara Palike within its jurisdiction:
Provided that, for the areas beyond BBMP jurisdiction the concerned Local Planning Authority shall be the competent authority to grant the Premium FAR.
4. The Premium F.A.R granted by levy of premium charges, not exceeding limits as specified in Regulation 2, may be allowed at the building site abutting road width of more than 9m.
5. Premium FAR charges,-
 - (i) The guidance value of the developed site on the same plot and put to same use as intended to be built using Premium FAR, shall be taken as the base value.
 - (ii) Premium FAR charges shall be 50% of the guidance value of the additional notional sital area:

Provided that Premium FAR charges per square meter of the additional area built shall not be less than 28% of the rate of the Guidance Value per square meter of building site on which building is proposed.

Illustration

Particulars	
Area of the site / Plot where Premium FAR is sought	10000 sq.m
Latest Guidance Value of the Developed site at Plot as per Notification u/s 45B of the Karnataka Stamp Act 1957	Rs.5000 per sq.m
Coverage Allowed on each Floor (say)	50%
Area of Each Floor = Plot Area x 50%	5000 sq.m
Allowable F.A.R	2.5
Allowable total F.A.R area (Permissible F.A.R)	10000x2.5=25000sq.m
Permissible number of floors (25000/5000)	5
No. Of Extra Floors desired by the developer (for illustration purpose)	2
Additional F.A.R Area to be constructed through Premium F.A.R	10000 sq.m
Additional F.A.R Area required as Premium F.A.R (Notional Area)	10000 sq.m/2.5=4000 sq.m
Premium FAR as ratio of the otherwise allowed FAR = 10000/25000=40%	0.4
Premium FAR as % age of Permissible FAR (this is within allowed limits of Premium FAR as per table in Regulation 2 above)	40%

Value of the Notional Land for additional 10000 sq.m to be constructed using Premium FAR = 4000 x GV of Developed Land	4000 sq.m x 5000 = Rs.2,00,00,000/-
Premium F.A.R charges = 50% of GV of the Notional Land (4000 sq.m)	50% of 2,00,00,000/- = Rs.1,00,00,000/-
Per square meter rate of the additional 10000 sq.m built up area = Premium FAR charges @ 50% divided by 10000	1,00,00,000/-/10,000 = Rs.1000 per sq.m
Lower Floor Cap for per sq meter cost of additional 10000 sq.m @ 28% of the GV Rate of the Notional Land)	28% of 5000 = Rs.1400 per sq.m
Final Price for additional built up area of 10000 sq.m @ Rs.1400 per sq.m	Rs.1400 per sq.m x 10000 sq.m Rs.1,40,00,000/-

6. The Guidance Value at building site shall be latest developed site rates as on the date of issue of the Premium F.A.R granted by levy of premium charges and for the use that the property is put to or sought to be put to and as published in the Gazette Notification by the Government of Karnataka under provisions of the Karnataka Stamp Act, 1957 (Karnataka Act No 34 of 1957).
7. The Guidance Value of land at building site shall not be taken from the Guidance Value of Agricultural or Converted Undeveloped land.
8. In case of 2 or more abutting roads at building site, the highest Guidance Value provided to a road abutting the building site shall be considered for levying premium charges for grant of the Premium F.A.R.
9. The Premium FAR charges paid for additional built-up area shall be reflected in the receipt issued for the payment of Building Plan approval under section 15 of the Karnataka Town and Country Planning Act 1961 (Karnataka Act No11 of 1963). It shall also be clearly mentioned the extent of built up area and the type of use which has been purchased and added through Premium FAR in the sanctioned Building Plan and the Building License issued. The issued Premium FAR stands consumed the moment the building plan is approved under the said section in which the additional built-up area is given based on the Premium FAR.
10. The Premium F.A.R shall not be transferrable and must be utilised only at the building site for which it is issued.
11. The Premium F.A.R. granted by levy of premium charges if left unutilized, either partly or fully, in actual construction by a Developer or a Purchaser due to any reason whatsoever shall not be transferrable to anyone else nor reimbursed by the authority which issued it. It is reiterated that the said Premium F.A.R granted stands consumed the moment the Building Plan is approved under section 15 of the Karnataka Town and Country Planning Act 1961 (Karnataka Act No 11 of 1963) thereby utilizing the additional FAR granted through the Premium FAR.

12. The Premium F.A.R. granted after levy of premium charges and once issued along with the approval of a building plan shall remain valid until completion of construction of the building as per the approved Building Plan. In case the Building Plan Licence expires and the Developer/ Applicant has not completed the construction and not obtained the Occupancy Certificate then the renewal of the Building Plan may be done as per extant Rules and Guidelines. While renewing the Building Plan, the Premium FAR already issued for that building site and for the approved purpose shall remain valid and need not be purchased again.
13. Developed Site Guidance Value for the land at building site based on location and type of use, as on the date of issue of the Premium F.A.R, as explained in regulation 5 under this chapter, shall be applicable for levying Premium charges for grant of Premium F.A.R. Any increase in the Guidance Value of the developed land at building site after the date of application for Building Plan and before the approval of the Building Plan shall be passed on to the Developer/Applicant and he shall be liable to pay the Premium FAR charges as applicable on the day of building plan approval.
14. In case of subsequent modification of plan or change of land use leading to increase in area or increase in the rates applicable due to change in type of use, the difference of premium charges for grant of Premium F.A.R shall be levied and recovered from the Developer/Applicant at the time of issuance of modified plan at the rates applicable for Premium FAR for the increased area or due to change in type of use.

Illustration:

“A” had got Building Plan approval on 12.03.2025 for residential use which included 1,000 Sq m of built-up area approved by taking Premium FAR and subsequently on 12.12.2025 he seeks to construct additional buildings which requires 1,200 Sq m by purchase of Premium FAR and now wants to put 300 Sq m of built-up area to commercial use; then he shall pay as follows additionally while purchasing the Premium FAR at the Guidance Values applicable on 12.12.2025 for the following:

- (i) for the increased 200 Sq m of built-up area at the rates of commercial use;
 - (ii) difference amount for 100 Sq m built-up area now sought to be put to Commercial Use by changing it from Residential Use.
15. Accounting for the premium FAR granted on the basis of levy of premium charges shall be maintained by the Authority which issued it.
 16. The premium charges levied for the grant of Premium F.A.R shall be non-refundable in case of cancellation of Building Plan.
 17. Setback relaxation for the utilisation of Premium F.A.R granted by levy of premium charges shall be same as what is applicable in the existing rules for utilisation of the D.R.C/T.D.R issued under section 14-B of the Karnataka Town and Country Planning Act 1961 (Karnataka Act No 11 of 1963).

-
18. The premium charges collected by grant of premium floor area ratio shall be deposited in a separate head of account and shall vest solely with the Authority which issued it and the same shall be utilized only for the purposes of land acquisition and public infrastructure and the development of public infrastructure within the jurisdiction of the said Authority; and shall not be utilized, inter-alia, for repairs, maintenance and miscellaneous works at any time.
 19. The transfer of funds from the corpus of premium charges levied for grant of Premium F.A.R for infrastructure development within the jurisdiction to any other separate Authority or SPV or Development Agency shall be as per order, either specific or a general policy, of the Government.
 20. All appeals with respect to grant of Premium F.A.R by levy of premium charges by the authorized Authority shall lie with Additional Chief Secretary, Urban Development Department, Government of Karnataka, whose decision shall be final.
 21. The undervaluation of premium charges leviable for grant of the Premium F.A.R shall be amount to defalcation of public funds illegally from the Government Treasury and, accordingly, liable for action for relevant action for the applicable offences under the Bharathiya Nyaya Sanhita, 2023 and the Prevention of Corruption Act, 1988. In addition the public servants shall also be liable for disciplinary action.

By Order and in the name of the
Governor of Karnataka

(RAJESH S SULIKERI),
Under Secretary to Government
Urban Development Department.
(BDA & B'lore-1)

GOVERNMENT OF KARNATAKA

No. UDD 78 MNJ 2024 (E)

Karnataka Government Secretariat
Vikasa Soudha,
Bengaluru, Dated:02.04.2025**NOTIFICATION-II**

Whereas the draft to amend the Zonal Regulations of approved Master Plan of the Bengaluru-Mysuru Infrastructure Corridor Area Planning Authority (BMICAPA), in exercise of the powers conferred under Section 13-E of Karnataka Town and Country Planning Act, 1961, which the Government of Karnataka proposes to make was published in Notification-II No. UDD 78 MNJ 2024 (E), dated: 04.01.2025 in part-IVA of the Karnataka special Gazette dated: 04.01.2025 inviting objections and suggestions from all persons likely to be affected thereby within thirty days from the date of its publication in Official Gazette.

And whereas the said Gazette was available to the public on 4th January, 2025 and whereas the objections received have been considered by the State Government.

And whereas in exercise of the powers conferred by section 13E of the Karnataka Town and Country Planning Act, 1961, (Karnataka Act 11 of 1963), the Government of Karnataka published the final regulations vide Notification-II No. UDD 78 MNJ 2024 (E), dated: 21.02.2025 in Part IVA of the Karnataka Gazette Extraordinary No. 117, dated: 25.02.2025.

And whereas the provisions of the said Notification since not operated by the concerned authorities and after taking into consideration the administrative convenience, the State Government has decided to withdraw the Notification-II No. UDD 78 MNJ 2024 (E), dated: 21.02.2025 issued in this behalf with effect from 25.02.2025.

Now, therefore in exercise of powers conferred by the section 13E of the Karnataka Town and Country Planning Act, 1961, (Karnataka Act 11 of 1963), the Government of Karnataka hereby makes the following regulations with effect from 25.02.2025, namely:-

REGULATIONS

Insertion of Section 5: In the zonal regulations of the approved Master Plan of the Bengaluru-Mysuru Infrastructure Corridor Area Planning Authority (BMICAPA) in force, after section 4, the following section 5 shall be inserted, namely:-

“SECTION – 5: PREMIUM F.A.R GRANTED BY LEVY OF PREMIUM CHARGES.

1. The Premium F.A.R by levy of premium charges is the additional F.A.R granted over and above the ordinarily permissible F.A.R, on the basis of levy of premium charges by the Authority who accords permission for development of building or land under section 15 of the Karnataka Town and Country Planning Act, 1961, and in the areas as specified under regulation 2 below.

2. The maximum additional FAR available for utilization for development of additional area in any property by purchase of Premium FAR shall be not more than the maximum extent given in the table below and only on such roads and areas as given in table below:

Provided that in order to utilize the full extent of the additional FAR, the Premium FAR shall be utilized along with the DRCs/TDRs issued under section 14B, as per table given below:

Table No.27

Areas as defined by the Road Width where Premium FAR may be issued (m)	Maximum permissible additional F.A.R for a property for which Premium F.A.R by levy of charges is granted	How the maximum allowed additional FAR in Col (2) should be availed as shown below	
		Maximum additional F.A.R via Premium F.A.R which may be granted by levy of charges	The additional F.A.R which may be availed using D.R.C / T.D.R alongwith the Premium FAR
(1)	(2)	(3)	(4)
>9, <=12	0.2	0.2	NIL
>12, <=18	0.4	0.3	0.1
>18	0.6	0.4	0.2

- Entries in column (2), (3) and (4) are in multiples of permissible FAR.

NOTE 1: If Premium FAR is used for a property then as per above table the maximum permissible additional FAR shall be as per Col (2) and the said maximum additional F.A.R should be taken subject to maximum limit on Premium F.A.R as per Column (3) and anything more than that should be utilized from the D.R.C/T.D.R.

Note 2: The maximum additional FAR allowed for a given building site shall not be more than 60% of the regular FAR otherwise allowed free of cost. This could be availed either as combination of Premium FAR and TDR/ DRC as given in Table above or purely through purchase of the DRC/ TDR.

3. The Premium FAR shall be granted by the Bruhat Bengaluru Mahanagara Palike within its jurisdiction:
Provided that, for the areas beyond BBMP jurisdiction the concerned Local Planning Authority shall be the competent authority to grant the Premium FAR.
4. The Premium F.A.R granted by levy of premium charges, not exceeding limits as specified in regulation 2, may be allowed at the building site abutting road width of more than 9m.

5. Premium FAR charges,-

- (i) The guidance value of the developed site on the same plot and put to same use as intended to be built using Premium FAR, shall be taken as the base value.
- (ii) Premium FAR charges shall be 50% of the guidance value of the additional notional sital area:

Provided that Premium FAR charges per square meter of the additional area built shall not be less than 28% of the rate of the Guidance Value per square meter of building site on which building is proposed.

Illustration

Particulars	
Area of the site / Plot where Premium FAR is sought	10000 sq.m
Latest Guidance Value of the Developed site at Plot as per Notification u/s 45B of the Karnataka Stamp Act 1957	Rs.5000 per sq.m
Coverage Allowed on each Floor (say)	50%
Area of Each Floor = Plot Area x 50%	5000 sq.m
Allowable F.A.R	2.5
Allowable total F.A.R area (Permissible F.A.R)	10000x2.5=25000sq.m
Permissible number of floors (25000/5000)	5
No. Of Extra Floors desired by the developer (for illustration purpose)	2
Additional F.A.R Area to be constructed through Premium F.A.R	10000 sq.m
Additional F.A.R Area required as Premium F.A.R (Notional Area)	10000 sq.m/2.5=4000 sq.m
Premium FAR as ratio of the otherwise allowed FAR = 10000/25000=40%	0.4
Premium FAR as % age of Permissible FAR (this is within allowed limits of Premium FAR as per table in Regulation 2 above)	40%
Value of the Notional Land for additional 10000 sq.m to be constructed using Premium FAR = 4000 x GV of Developed Land	4000 sq.m x 5000 = Rs.2,00,00,000/-
Premium F.A.R charges = 50% of GV of the Notional Land (4000 sq.m)	50% of 2,00,00,000/- = Rs.1,00,00,000/-
Per square meter rate of the additional 10000 sq.m built up area = Premium FAR charges @ 50% divided by 10000	1,00,00,000/-/10,000 = Rs.1000 per sq.m
Lower Floor Cap for per sq meter cost of additional 10000 sq.m @ 28% of the GV Rate of the Notional Land)	28% of 5000 = Rs.1400 per sq.m
Final Price for additional built up area of 10000 sq.m @ Rs.1400 per sq.m	Rs.1400 per sq.m x 10000 sq.m Rs.1,40,00,000/-

6. The Guidance Value at building site shall be latest developed site rates as on the date of issue of the Premium F.A.R granted by levy of premium charges and for the

-
- use that the property is put to or sought to be put to and as published in the Gazette Notification by the Government of Karnataka under provisions of the Karnataka Stamp Act, 1957 (Karnataka Act 34 of 1957).
7. The Guidance Value of land at building site shall not be taken from the Guidance Value of Agricultural or Converted Undeveloped land.
 8. In case of 2 or more abutting roads at building site, the highest Guidance Value provided to a road abutting the building site shall be considered for levying premium charges for grant of the Premium F.A.R.
 9. The Premium FAR charges paid for additional built-up area shall be reflected in the receipt issued for the payment of Building Plan approval under section 15 of the Karnataka Town and Country Planning Act 1961 (Karnataka Act 11 of 1963). It shall also be clearly mentioned the extent of built up area and the type of use which has been purchased and added through Premium FAR in the sanctioned Building Plan and the Building License issued. The issued Premium FAR stands consumed the moment the building plan is approved under the said section in which the additional built-up area is given based on the Premium FAR.
 10. The Premium F.A.R shall not be transferrable and must be utilised only at the building site for which it is issued.
 11. The Premium F.A.R. granted by levy of premium charges if left unutilized, either partly or fully, in actual construction by a Developer or a Purchaser due to any reason whatsoever shall not be transferrable to anyone else nor reimbursed by the authority which issued it. It is reiterated that the said Premium F.A.R granted stands consumed the moment the Building Plan is approved under section 15 of the Karnataka Town and Country Planning Act 1961 (Karnataka Act 11 of 1963), thereby utilizing the additional FAR granted through the Premium FAR.
 12. The Premium F.A.R. granted after levy of premium charges and once issued along with the approval of a building plan shall remain valid until completion of construction of the building as per the approved Building Plan. In case the Building Plan Licence expires and the Developer/ Applicant has not completed the construction and not obtained the Occupancy Certificate then the renewal of the Building Plan may be done as per extant Rules and Guidelines. While renewing the Building Plan, the Premium FAR already issued for that building site and for the approved purpose shall remain valid and need not be purchased again.
 13. Developed Site Guidance Value for the land at building site based on location and type of use, as on the date of issue of the Premium F.A.R, as explained in regulation 5 under this chapter, shall be applicable for levying Premium charges for grant of Premium F.A.R. Any increase in the Guidance Value of the developed land at building site after the date of application for Building Plan and before the approval of the Building Plan shall be passed on to the Developer/Applicant and he shall be liable to pay the Premium FAR charges as applicable on the day of building plan approval.
 14. In case of subsequent modification of plan or change of land use leading to increase in area or increase in the rates applicable due to change in type of use, the difference of premium charges for grant of Premium F.A.R shall be levied and recovered from the Developer/Applicant at the time of issuance of modified plan at the rates applicable for Premium FAR for the increased area or due to change in type of use.

Illustration:

“A” had got Building Plan approval on 12.03.2025 for residential use which included 1,000 Sq m of built-up area approved by taking Premium FAR and subsequently on 12.12.2025 he seeks to construct additional buildings which requires 1,200 Sq m by purchase of Premium FAR and now wants to put 300 Sq m of built-up area to commercial use; then he shall pay as follows additionally while purchasing the Premium FAR at the Guidance Values applicable on 12.12.2025 for the following:

- (i) for the increased 200 Sq m of built-up area at the rates of commercial use;
 - (ii) difference amount for 100 Sq m built-up area now sought to be put to Commercial Use by changing it from Residential Use.
15. Accounting for the premium FAR granted on the basis of levy of premium charges shall be maintained by the Authority which issued it.
 16. The premium charges levied for the grant of Premium F.A.R shall be non-refundable in case of cancellation of Building Plan.
 17. Setback relaxation for the utilisation of Premium F.A.R granted by levy of premium charges shall be same as what is applicable in the existing rules for utilisation of the D.R.C/T.D.R issued under section 14-B of the Karnataka Town and Country Planning Act 1961 (Karnataka Act 11 of 1963).
 18. The premium charges collected by grant of premium floor area ratio shall be deposited in a separate head of account and shall vest solely with the Authority which issued it and the same shall be utilized only for the purposes of land acquisition and public infrastructure and the development of public infrastructure within the jurisdiction of the said Authority; and shall not be utilized, inter-alia, for repairs, maintenance and miscellaneous works at any time.
 19. The transfer of funds from the corpus of premium charges levied for grant of Premium F.A.R for infrastructure development within the jurisdiction to any other separate Authority or SPV or Development Agency shall be as per order, either specific or a general policy, of the Government.
 20. All appeals with respect to grant of Premium F.A.R by levy of premium charges by the authorized Authority shall lie with Additional Chief Secretary, Urban Development Department, Government of Karnataka, whose decision shall be final.
 21. The undervaluation of premium charges leviable for grant of the Premium F.A.R shall be amount to defalcation of public funds illegally from the Government Treasury and, accordingly, liable for action for relevant action for the applicable offences under the Bharathiya Nyaya Sanhita, 2023 and the Prevention of Corruption Act, 1988. In addition the public servants shall also be liable for disciplinary action.

By Order and in the name of the
Governor of Karnataka

(RAJESH S SULIKERI)
Under Secretary to Government
Urban Development Department,
(BDA & B'lore-1).

GOVERNMENT OF KARNATAKA

No. UDD 78 MNJ 2024 (E)

Karnataka Government Secretariat
Vikasa Soudha,
Bengaluru, Dated : 02.04.2025.**NOTIFICATION-III**

Whereas the draft to amend the Zonal Regulations of approved Master Plan of the Local Planning Area of Anekal, Kanakapura, Ramanagara, Channapatna, Magadi, Nelamangala, Bengaluru International Airport Area and Hosakote, in exercise of the powers conferred under Section 13-E of Karnataka Town and Country Planning Act, 1961, which the Government of Karnataka proposes to make was published in Notification-III No. UDD 78 MNJ 2024 (E), dated: 04.01.2025 in part-IVA of the Karnataka special Gazette dated: 04.01.2025 inviting objections and suggestions from all persons likely to be affected thereby within thirty days from the date of its publication in Official Gazette.

And whereas the said Gazette was available to the public on 4th January, 2025 and whereas the objections received have been considered by the State Government.

And whereas in exercise of the powers conferred by section 13E of the Karnataka Town and Country Planning Act, 1961, (Karnataka Act 11 of 1963), the Government of Karnataka published the final regulations vide Notification-III No. UDD 78 MNJ 2024 (E), dated: 21.02.2025 in Part IVA of the Karnataka Gazette Extraordinary No. 117, dated: 25.02.2025.

And whereas the provisions of the said Notification since not operated by the concerned authorities and after taking into consideration the administrative convenience, the State Government has decided to withdraw Notification-III No. UDD 78 MNJ 2024 (E), dated: 21.02.2025 issued in this behalf with effect from 25.02.2025.

Now, therefore in exercise of the powers conferred by section 13E of the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963), the Government of Karnataka hereby makes the following regulations with effect from 25.02.2025, namely:-

REGULATIONS

In the zonal regulations of the approved Master Plan in force of the local planning area of Anekal, Kanakapura, Ramanagara, Channapatna, Magadi, Nelamangala, Bengaluru International Airport Area and Hosakote, the following new chapter shall be inserted, namely:-

CHAPTER: PREMIUM F.A.R GRANTED BY LEVY OF PREMIUM CHARGES.

1. The Premium F.A.R by levy of premium charges is the additional F.A.R granted over and above the ordinarily permissible F.A.R, on the basis of levy of premium charges by the Authority who accords permission for development of building or land under section 15 of the Karnataka Town and Country Planning Act, 1961 (Karnataka Act No.11 of 1963) and in the areas as specified under regulation 2 below.

2. The maximum additional FAR available for utilization for development of additional area in any property by purchase of Premium FAR shall be not more than the maximum extent given in the table below and only on such roads and areas as given in table below:

Provided that in order to utilize the full extent of the additional FAR, the Premium FAR shall be utilized along with the DRCs/TDRs issued under section 14B, as per table given below:

Table No.27

Areas as defined by the Road Width where Premium FAR may be issued (m)	Maximum permissible additional F.A.R for a property for which Premium F.A.R by levy of charges is granted	How the maximum allowed additional FAR in Col (2) should be availed as shown below	
		Maximum additional F.A.R via Premium F.A.R which may be granted by levy of charges	The additional F.A.R which may be availed using D.R.C / T.D.R alongwith the Premium FAR
(1)	(2)	(3)	(4)
>9, <=12	0.2	0.2	NIL
>12, <=18	0.4	0.3	0.1
>18	0.6	0.4	0.2

- Entries in column (2), (3) and (4) are in multiples of permissible FAR.

NOTE 1: If Premium FAR is used for a property then as per above table the maximum permissible additional FAR shall be as per Col (2) and the said maximum additional F.A.R should be taken subject to maximum limit on Premium F.A.R as per Column (3) and anything more than that should be utilized from the D.R.C/T.D.R.

Note 2: The maximum additional FAR allowed for a given building site shall not be more than 60% of the regular FAR otherwise allowed free of cost. This could be availed either as combination of Premium FAR and TDR/ DRC as given in Table above or purely through purchase of the DRC/ TDR.

3. The concerned Local Planning Authority shall be the competent authority to grant the Premium FAR.
4. The Premium F.A.R granted by levy of premium charges, not exceeding limits as specified in regulation 2, may be allowed at the building site abutting road width of more than 9m.
5. Premium FAR charges,-
 - (i) The guidance value of the developed site on the same plot and put to same use as intended to be built using Premium FAR, shall be taken as the base value; and

- (ii) Premium FAR charges shall be 50% of the guidance value of the additional notional sital area:

Provided that Premium FAR charges per square meter of the additional area built shall not be less than 28% of the rate of the Guidance Value per square meter of building site on which building is proposed.

Illustration

Particulars	
Area of the site / Plot where Premium FAR is sought	10000 sq.m
Latest Guidance Value of the Developed site at Plot as per Notification u/s 45B of the Karnataka Stamp Act 1957	Rs.5000 per sq.m
Coverage Allowed on each Floor (say)	50%
Area of Each Floor = Plot Area x 50%	5000 sq.m
Allowable F.A.R	2.5
Allowable total F.A.R area (Permissible F.A.R)	10000x2.5=25000sq.m
Permissible number of floors (25000/5000)	5
No. Of Extra Floors desired by the developer (for illustration purpose)	2
Additional F.A.R Area to be constructed through Premium F.A.R	10000 sq.m
Additional F.A.R Area required as Premium F.A.R (Notional Area)	10000 sq.m/2.5=4000 sq.m
Premium FAR as ratio of the otherwise allowed FAR = 10000/25000=40%	0.4
Premium FAR as % age of Permissible FAR (this is within allowed limits of Premium FAR as per table in Regulation 2 above)	40%
Value of the Notional Land for additional 10000 sq.m to be constructed using Premium FAR = 4000 x GV of Developed Land	4000 sq.m x 5000 = Rs.2,00,00,000/-
Premium F.A.R charges = 50% of GV of the Notional Land (4000 sq.m)	50% of 2,00,00,000/- = Rs.1,00,00,000/-
Per square meter rate of the additional 10000 sq.m built up area = Premium FAR charges @ 50% divided by 10000	1,00,00,000/-/10,000 = Rs.1000 per sq.m
Lower Floor Cap for per sq meter cost of additional 10000 sq.m @ 28% of the GV Rate of the Notional Land)	28% of 5000 = Rs.1400 per sq.m
Final Price for additional built up area of 10000 sq.m @ Rs.1400 per sq.m	Rs.1400 per sq.m x 10000 sq.m Rs.1,40,00,000/-

6. The Guidance Value at building site shall be latest developed site rates as on the date of issue of the Premium F.A.R granted by levy of premium charges and for the use that the property is put to or sought to be put to and as published in the Gazette Notification by the Government of Karnataka under provisions of the Karnataka Stamp Act, 1957 (Karnataka Act 34 of 1957).

7. The Guidance Value of land at building site shall not be taken from the Guidance Value of Agricultural or Converted Undeveloped land.
8. In case of 2 or more abutting roads at building site, the highest Guidance Value provided to a road abutting the building site shall be considered for levying premium charges for grant of the Premium F.A.R.
9. The Premium FAR charges paid for additional built-up area shall be reflected in the receipt issued for the payment of Building Plan approval under section 15 of the Karnataka Town and Country Planning Act 1961 (Karnataka Act 11 of 1963). It shall also be clearly mentioned the extent of built up area and the type of use which has been purchased and added through Premium FAR in the sanctioned Building Plan and the Building License issued. The issued Premium FAR stands consumed the moment the building plan is approved under the said section in which the additional built-up area is given based on the Premium FAR.
10. The Premium F.A.R shall not be transferrable and must be utilised only at the building site for which it is issued.
11. The Premium F.A.R. granted by levy of premium charges if left unutilized, either partly or fully, in actual construction by a Developer or a Purchaser due to any reason whatsoever shall not be transferrable to anyone else nor reimbursed by the authority which issued it. It is reiterated that the said Premium F.A.R granted stands consumed the moment the Building Plan is approved under section 15 of the Karnataka Town and Country Planning Act 1961 (Karnataka Act 11 of 1963), thereby utilizing the additional FAR granted through the Premium FAR.
12. The Premium F.A.R. granted after levy of premium charges and once issued along with the approval of a building plan shall remain valid until completion of construction of the building as per the approved Building Plan. In case the Building Plan Licence expires and the Developer/ Applicant has not completed the construction and not obtained the Occupancy Certificate then the renewal of the Building Plan may be done as per extant Rules and Guidelines. While renewing the Building Plan, the Premium FAR already issued for that building site and for the approved purpose shall remain valid and need not be purchased again.
13. Developed Site Guidance Value for the land at building site based on location and type of use, as on the date of issue of the Premium F.A.R, as explained in regulation 5 under this chapter, shall be applicable for levying Premium charges for grant of Premium F.A.R. Any increase in the Guidance Value of the developed land at building site after the date of application for Building Plan and before the approval of the Building Plan shall be passed on to the Developer/Applicant and he shall be liable to pay the Premium FAR charges as applicable on the day of building plan approval.
14. In case of subsequent modification of plan or change of land use leading to increase in area or increase in the rates applicable due to change in type of use, the difference of premium charges for grant of Premium F.A.R shall be levied and recovered from the Developer/Applicant at the time of issuance of modified plan at the rates applicable for Premium FAR for the increased area or due to change in type of use.

Illustration:

“A” had got Building Plan approval on 12.03.2025 for residential use which included 1,000 Sq m of built-up area approved by taking Premium FAR and subsequently on 12.12.2025 he seeks to construct additional buildings which requires 1,200 Sq m by purchase of Premium FAR and now wants to put 300 Sq m of built-up area to commercial use; then he shall pay as follows additionally while purchasing the Premium FAR at the Guidance Values applicable on 12.12.2025 for the following:

- (i) for the increased 200 Sq m of built-up area at the rates of commercial use;
 - (ii) difference amount for 100 Sq m built-up area now sought to be put to Commercial Use by changing it from Residential Use.
15. Accounting for the premium FAR granted on the basis of levy of premium charges shall be maintained by the Authority which issued it.
 16. The premium charges levied for the grant of Premium F.A.R shall be non-refundable in case of cancellation of Building Plan.
 17. Setback relaxation for the utilisation of Premium F.A.R granted by levy of premium charges shall be same as what is applicable in the existing rules for utilisation of the D.R.C/T.D.R issued under section 14-B of the Karnataka Town and Country Planning Act 1961 (Karnataka Act 11 of 1963).
 18. The premium charges collected by grant of premium floor area ratio shall be deposited in a separate head of account and shall vest solely with the Authority which issued it and the same shall be utilized only for the purposes of land acquisition and public infrastructure and the development of public infrastructure within the jurisdiction of the said Authority; and shall not be utilized, inter-alia, for repairs, maintenance and miscellaneous works at any time.
 19. The transfer of funds from the corpus of premium charges levied for grant of Premium F.A.R for infrastructure development within the jurisdiction to any other separate Authority or SPV or Development Agency shall be as per order, either specific or a general policy, of the Government.
 20. All appeals with respect to grant of Premium F.A.R by levy of premium charges by the authorized Authority shall lie with Additional Chief Secretary, Urban Development Department, Government of Karnataka, whose decision shall be final.
 21. The undervaluation of premium charges leviable for grant of the Premium F.A.R shall be amount to defalcation of public funds illegally from the Government Treasury and, accordingly, liable for action for relevant action for the applicable offences under the Bharathiya Nyaya Sanhita, 2023 and the Prevention of Corruption Act, 1988. In addition the public servants shall also be liable for disciplinary action.

By Order and in the name of the
Governor of Karnataka

(RAJESH S SULIKERI),
Under Secretary to Government
Urban Development Department.
(BDA & B'lore-1)